WESTRIDGE ESTATES 10TH ADDITION
IN THE CITY OF DYERSVILLE, IOWA

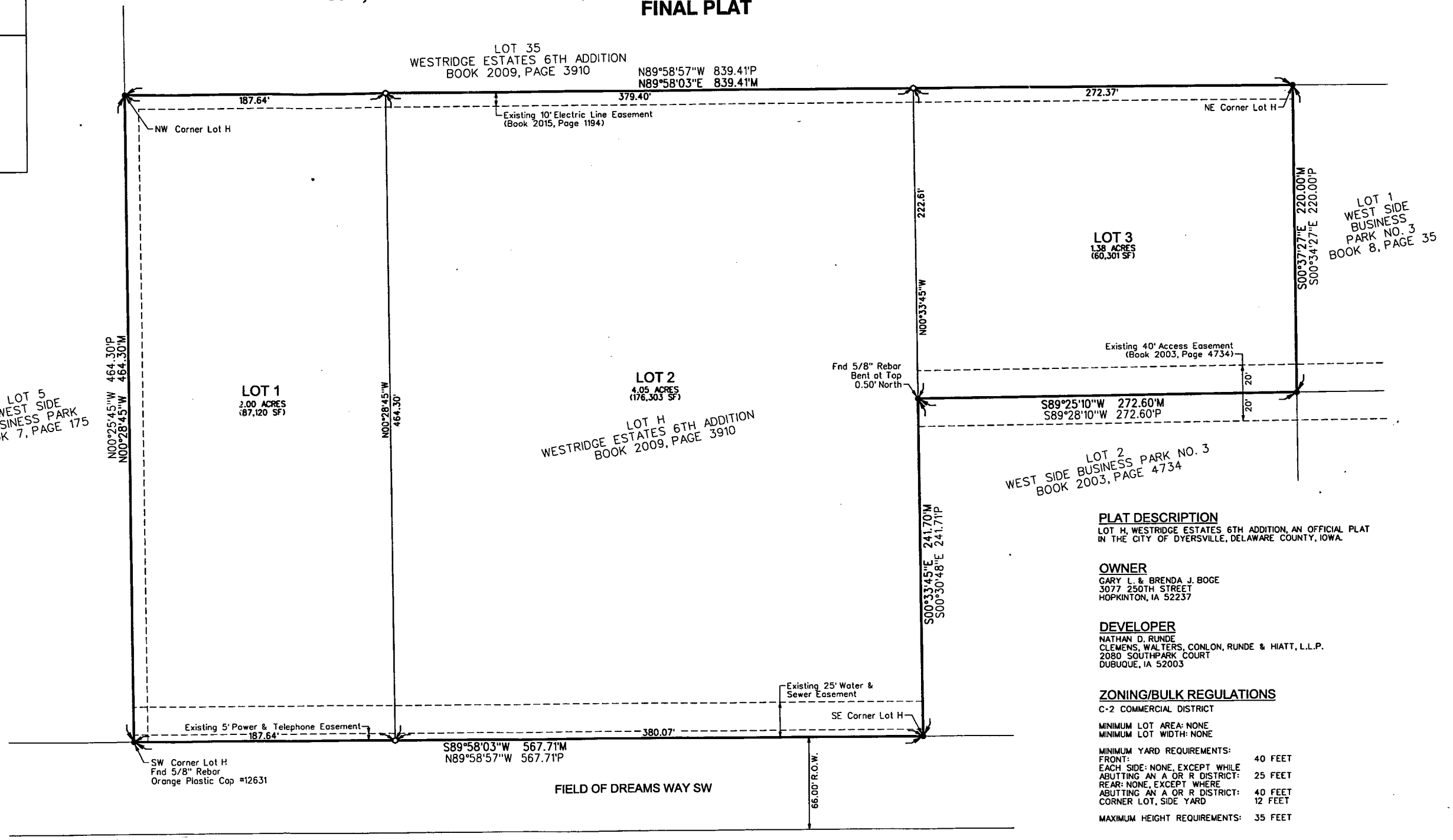
COMPRISED OF LOT H, WESTRIDGE ESTATES 6TH ADDITION OF SECTION 36, T89N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA BOOK 2009, PAGE 3910

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
1 ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT H
WESTRIDGE ESTATES 6TH ADDITION
DYERSVILLE, IOWA
SE 1/4 of SEC. 36-89-03
REQUESTED BY:
NATHAN D. RUNDE



PLAT DESCRIPTION

LOT H, WESTRIDGE ESTATES 6TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA.

OWNER

GARY L. & BRENDA J. BOGE
3077 250TH STREET
HOPKINTON, IA 52237

DEVELOPER

NATHAN D. RUNDE
CLEMENS, WALTERS, CONLON, RUNDE & HIATT, L.L.P.
2080 SOUTHPARK COURT
DUBUQUE, IA 52003

ZONING/BULK REGULATIONS

C-2 COMMERCIAL DISTRICT

MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE

MINIMUM YARD REQUIREMENTS:

FRONT:	40 FEET
EACH SIDE: NONE, EXCEPT WHILE ABUTTING AN A OR R DISTRICT:	25 FEET
REAR: NONE, EXCEPT WHERE ABUTTING AN A OR R DISTRICT:	40 FEET
CORNER LOT, SIDE YARD	12 FEET
MAXIMUM HEIGHT REQUIREMENTS:	35 FEET

NOTE

EXISTING 5' POWER & TELEPHONE AND 25' WATER & SEWER EASEMENTS AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 2003, PAGE 4734.

LEGEND

Survey	Found	Set
Section Corner	▲	△
5/8" Rebar	●	
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)		○
ROW Marker	■	□
ROW Rail	⧓	⧓
Control Point	⊙CP	
Bench Mark	⊕	
Plotted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

Book 2018 Page 777
Document 2018 777 Type 06 002 Pages 8
Date 3/29/2018 Time 11:13:22AM
Rec Amt $42.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Assessor
MAR 29 2018

FILED
Delaware Co. Auditor
MAR 29 2018

0 40
SCALE (FEET)

ERIN D. GRIFFIN
LICENSED PROFESSIONAL LAND SURVEYOR
19710
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS — Date 3/14/18

License Number 19710
My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:
Sheet 1 of 1

MARK	REVISION	DATE	BY

Engineer: EDG | Scale: 1" = 40'
Checked By: | Field Bk: 1278 Pg: 5
Technician: SGK | Date: 03-13-18
Project No: 1180116
Sheet 1 of 1

WESTRIDGE ESTATES 10TH ADDITION
DYERSVILLE, IOWA
FINAL PLAT

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1180116
Sheet 1 of 1

Surveyor's Certificate

Dyersville, Delaware County, Iowa

I, Erin Griffin, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Lot H, Westridge Estates 6th Addition, an official plat in the city of Dyersville, Delaware County, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**. The total area is 7.43 acres. Lot areas are, more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

BY:_____ _____

Erin Griffin — Date
Licensed Land Surveyor
License No. 19710 — License Renewal Date: 12/31/19

Owner's Consent

Dyersville, Iowa _____, 2018

The foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said Lot H, Westridge Estates 6th Addition.

Gary L. Boge

Brenda J. Boge

State of Iowa)
)
County of Delaware) ss:

On this 22 day of March, AD 2018, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Gary L. Boge and Brenda J. Boge, husband and wife, to me personally known, who, being duly sworn did say that said Gary L. Boge and Brenda J. Boge, acknowledged the execution of said instrument to be their voluntary act and deed, voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

NOTARIAL SEAL IOWA — Commission Number [illegible] My Commission Expires

DANNY McCLEAN Commission Number 197456 My Commission Expires 07/17/2019

Notary Public in and for the State of Iowa My Commission Expires 07/17/2019

Attorney's Certificate

Dyersville, Iowa March 22, 2018

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title covering Lot H, Westridge Estates 6th Addition, of Delaware County, Iowa, according to plats thereof covering the period from government entry to 03/07/18 certified on that date by Dan McCleary, Attorney At Law and find that said abstract shows good and merchantable title to said real estate in Gary L. Boge and Brenda J. Boge free and clear of all liens and encumbrances and shows taxes paid including taxes for the year_____.

Attorney-at-Law

County Treasurer's Certificate

Manchester, Iowa March 22, 2018

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Lot H, Westridge Estates 6th Addition, of Delaware County, Iowa., have been paid and said real estate is free from taxes as of this date.

DELAWARE COUNTY TREASURER'S SEAL IOWA

Treasurer of Delaware County, Iowa

City of Dyersville Planning and Zoning Commission

Dyersville, Iowa March 12, 2018

The foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, was reviewed and approved by the City of Dyersville Planning and Zoning Commission, and approval of said plat by the City Council of the City of Dyersville is hereby recommended.

Dyersville Planning and Zoning Commission

By: _____
Chairman Daniel J. Olberding

City of Dyersville, Iowa

Delaware, Iowa MARCH 19, 2018

The undersigned, JAMES A. HEAVENS, Mayor, and TRICIA L. MAIERS, Clerk, of the City of Dyersville, Iowa, do hereby certify that the foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, as appears heretofore has been filed in the office of the City Clerk of Dyersville, Iowa, and that the City Council of the City of Dyersville, Iowa approves said plat. The City of Dyersville, with perimeter boundaries being located less than 2 miles from the subject subdivision, does hereby waive any review authority over the subdivision known as **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**. This waiver is done per the requirements of Section 409A of the Code of Iowa.

This waiver was passed by resolution of the Dyersville City Council on the 19TH day of MARCH 2018

CITY OF DYERSVILLE Iowa CITY SEAL

_____
Mayor of the City of Dyersville, IA

TRICIA L. MAIERS
Clerk of the City of Dyersville, IA

County Engineer Certificate

Delaware, Iowa _____, 2018

The foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, was reviewed and approved by the Office of the County Engineer of Delaware County, Iowa, on the date first written above.

_____
County Engineer of Delaware County, Iowa
Anthony Bardgett

Plats Officer

Delaware, Iowa _____, 2018

I, the undersigned, _____, Delaware County Plats Officer, have reviewed and examined for compliance with the Delaware County Platting and Subdivision Ordinance the foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, and have found said plat to be acceptable.

_____

_____,
Delaware County Plats Officer

County Board of Health

Delaware, Iowa _____, 2018

The foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, is hereby approved by the Delaware County Board of Health and approval of said plat by the County Board of Supervisors of the County of Delaware is hereby recommended.

_____
Delaware County Board of Health

County of Delaware Zoning Commission

Delaware, Iowa _____, 2018

The foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, is hereby approved by the Delaware County Zoning Commission and approval of said plat by the County Board of Supervisors of the County of Delaware is hereby recommended.

_____
Delaware County Zoning Commission

County Board of Supervisors

Delaware, Iowa _____, 2018

The Delaware County Board of Supervisors of the County of Delaware, do hereby certify that the foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, has been filed in the office of the County Board of Supervisors, and is hereby approved.

County Board of Supervisors

_____
Chairperson

County Assessor's Certificate

Delaware, Iowa _____, 2018

The foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, was entered of record in the Office of the County Assessor of the County of Delaware, Iowa, on the date first written above.

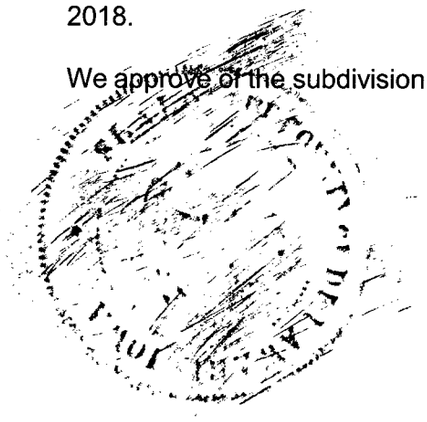
_____
County Assessor of Delaware County

County Auditor's Certificate

Delaware, Iowa March, 2018

The foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, was entered of record in the Office of the Delaware County Auditor this 22 day of, 2018.

We approve of the subdivision name or title to be recorded.



_____
County Auditor of Delaware, Iowa

_____

Recorder's Certificate

Delaware, Iowa _____, 2018

The foregoing Plat of Survey of: **WESTRIDGE ESTATES 10TH ADDITION, in the city of Dyersville, Iowa**, has been reviewed by the Delaware County Recorder.

_____
Delaware County Recorder

RESOLUTION NO. 29-18
Recorder's Cover Sheet

Preparer Information:
Mick Michel, 340 1st Avenue East,
Dyersville, IA 52040
(563) 875-7724

Taxpayer Information:
Gary L. & Brenda J. Boge
3077 250th Street
Hopkinton, IA 52237

Return Address:
City of Dyersville, Iowa
340 1st Avenue East
Dyersville, IA 52040

Grantors:
City of Dyersville, Iowa

Grantees:
Gary L. & Brenda J. Boge
3077 250th Street
Hopkinton, IA 52237

Legal Description:
See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 29-18

RESOLUTION APPROVING FINAL PLAT WESTRIDGE ESTATES 10TH ADDITION CITY OF DYERSVILLE, IOWA.
COMPRISED OF LOT H, WESTRIDGE ESTATES 6TH ADDITION OF SECTION 36, T89N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA BOOK 2009, PAGE 3910

WHEREAS, there has been filed with the City Clerk, the Final Plat Westridge Estates 10th Addition, City of Dyersville, Iowa Comprised of Lot H, Westridge Estates 6th Addition of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa Book 2009,Page 3910; and

WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DYERSVILLE, IOWA:

SECTION 1: That the Final Plat Westridge Estates 10th Addition, City of Dyersville, Iowa Comprised of Lot H, Westridge Estates 6th Addition of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa Book 2009,Page 3910, on said plat.

SECTION 2: That there are no dedications of public streets or alleys accompanying the plat.

Passed, adopted and approved this 19th day of March 2018.

James A. Heavens, Mayor

ATTEST: Tricia L. Maiers, City Clerk